

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

June 1, 2004  
6:30 p.m.

Lake Hills Community Clubhouse  
Bellevue, Washington

PRESENT: Chair Bell, Vice Chair Keeffe, and Councilmembers Eder, Seal<sup>1</sup>, and  
Wiechmann<sup>2</sup>

ABSENT: None

STAFF: Kate Berens, Legal Planner, Planning and Community Development  
Kathleen Burgess, Senior Planner, PCD  
Steve Cohn, Plans Reviewer, PCD  
Kerry Kriner, Assistant Planner, PCD

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Chair Bell presiding.

2. **ROLL CALL**

Upon roll call by the Clerk, all Councilmembers except Mr. Seal and Ms. Wiechmann were present. Chair Bell led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL**: None.

4. **APPROVAL OF AGENDA**

Mr. Keeffe requested the addition of agenda items 10(a), Floodplain Sensitive Areas, and 11(a), CIP Open House.

Mr. Keeffe moved to approve the agenda, as amended, and Mr. Eder seconded the motion. The agenda was approved as amended by a vote of 4-0.

5. **PUBLIC HEARINGS**: None.

6. **RESOLUTIONS**: None.

7. **REPORTS OF CITY COUNCIL, BOARDS, AND COMMISSIONS**: None.

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<sup>1</sup> Mr. Seal arrived at 6:34 p.m. before approval of the agenda.

<sup>2</sup> Ms. Wiechmann arrived at 6:51 p.m. during agenda item 8(b).

8. **DEPARTMENT REPORTS**

(a) Bond/March Short Plat #04-108286 LN

Ms. Kriner provided the staff report on the Bond/March Short Plat. The application has been modified to move some of the retained vegetation area (RVA) from Lot 2 to Lot 1. The applicant proposes to create a short plat with two single-family lots on an existing residential lot. The existing structure will be demolished and two new homes will be built, which will use the existing driveway. No public comments have been received on the proposal.

Ms. Kriner responded to brief questions of clarification. The lots will be 15,000 square feet and 17,300 square feet.

(b) Summit Homes Short Plat #04-104578 LN

Ms. Kriner reviewed the Summit Homes Short Plat application, which proposes to create three single-family lots on an existing 2.04-acre lot. An existing residence on the property will be retained, and all three lots will be accessed by the current driveway.

Responding to Mr. Seal, Ms. Kriner explained that the minimum lot size is typically 20,000 square feet for property zoned R-1.8. However, the applicant will preserve a RVA and is therefore allowed to use lot averaging, resulting in one smaller lot of 17,000 square feet.

Responding to Mr. Keeffe, Ms. Kriner said property owners are not allowed to block public access to the right-of-way under power lines. Mr. Keeffe reported some homeowners have built fences across the right-of-way. Ms. Kriner suggested the Community Council alert Transportation ROW staff to these locations.

(c) 2004 Comprehensive Plan Update

Ms. Burgess recalled previous staff reports regarding the Transportation Element of the 2004 Comprehensive Plan update. Staff will provide information on remaining elements of the plan tonight. Ms. Burgess said the entire draft plan will be available within the next few weeks, and a courtesy hearing before the Community Council is scheduled for July 6. She reviewed the revised Profile and Vision section of the plan as well as the new Arts and Culture section.

Ms. Burgess reviewed the 2004 Comprehensive Plan Update Highlights handout beginning with the Land Use section. Responding to Mr. Seal, she noted the references to families and neighborhoods in the Land Use Element and to affordable housing in the Housing Element. Ms. Wiechmann described her interest in policies that facilitate housing for disabled and homeless citizens. Ms. Burgess noted references in the plan to people in need, human services, and individuals with special needs.

Responding to the Council's interest, Ms. Burgess reviewed proposed changes to the Housing Element of the Comprehensive Plan which contains four sections: 1) neighborhood quality and vitality, 2) housing supply, 3) affordable housing, and 4) special needs. The plan acknowledges

Bellevue's aging neighborhoods and the need for neighborhood preservation and redevelopment. One proposed policy states that new multifamily development should provide a community friendly environment through features such as enhanced open space and pedestrian connections.

Mr. Seal discussed his interest in encouraging more livable apartment communities with amenities for families.

Responding to Mr. Seal, Ms. Burgess said 80 percent of the new housing capacity is in the downtown area. Mr. Cohn said single-family housing represents 7.5 percent of new housing capacity, which primarily reflects redevelopment.

Ms. Burgess reviewed a proposed policy that addresses the redevelopment of large new houses in established neighborhoods. The policy focuses on factors such as site layout, vegetation preservation, and landscaping to ensure the houses are compatible with existing surrounding development.

Chair Bell commented on the challenge of objectively defining "compatibility" and other terms used in the policies. Ms. Burgess said the Planning Commission understands the complexities and would like to study the issue further. Following additional brief discussion, Mr. Bell noted Council's interest in policies regarding new larger houses.

Ms. Burgess reviewed a policy proposing demonstration projects of alternative innovative housing types including duplexes and cottages. Redmond and Kirkland are currently implementing this approach to affordable housing.

Chair Bell suggested learning from the experiences of other cities rather than implementing demonstration projects. Mr. Seal concurred, noting the limited availability of land in Bellevue for such projects.

Mr. Eder is in favor of policies that would encourage architecturally pleasing housing. Ms. Burgess acknowledged Bellevue does not require architectural review for single-family houses.

Moving on, Ms. Burgess explained that accessory dwelling units (mother-in-law apartments) are currently allowed in Bellevue but only if contained within a main house. A proposed policy would allow ADUs in separate structures subject to development, design, and owner occupancy standards.

Responding to Mr. Keeffe, Ms. Burgess said Bellevue currently allows guest cottages which are different from ADUs in that the owner cannot charge rent for the units.

Following additional discussion, the Community Council indicated an interest in policies to encourage the development of ADUs. Ms. Wiechmann feels this is a good option for affordable and disabled housing.

Responding to Mr. Seal, Ms. Burgess said Comprehensive Plan policies do not provide taxpayer-subsidized housing. However, the City participates with A Regional Coalition for Housing (ARCH) to fund affordable/special needs housing projects on the Eastside.

Ms. Burgess reviewed a policy that proposes to identify and remove barriers to creating affordable housing and to eliminate policies that discourage affordable multifamily housing. Responding to Mr. Seal, Ms. Burgess acknowledged that single-family housing is not likely to qualify as affordable. However, this policy is aimed at encouraging multifamily housing. Responding to Ms. Burgess, the Council indicated support for the proposed policy.

Ms. Burgess explained that the last section of the Housing Element adds policies to explore financial incentives for multifamily housing such as partial exemptions from City permit fees and the use of the state property tax exemption program. Approximately 15 Washington cities including Kirkland, Olympia, Seattle, and Tacoma have implemented financial incentives.

Responding to Chair Bell, Ms. Burgess said policy HO-1 addresses older neighborhoods and ways to encourage continued investment in and the revitalization of single-family neighborhoods. Councilmembers expressed support for this proposed policy.

Mr. Cohn reviewed proposed changes to the Land Use Element of the Comprehensive Plan. He noted changes within the community since most of these policies were revised ten years ago including a decrease in available land and aging neighborhoods and business centers. LU-3 adopts population and job growth targets.

Mr. Cohn noted a proposed policy addressing the minimum density of housing developments in response to Countywide Planning Policies adopted in 1995.

LU-20 (now renumbered as LU-25) addresses shopping centers and will be discussed by the Planning Commission on June 2. The policy defines the term “neighborhood shopping center” and focuses on policies to encourage their redevelopment and to utilize shopping centers as community gathering places and opportunities for reinforcing neighborhood identity.

Chair Bell expressed concern about the modern trend to co-locate residential units and office space to subsidize shopping center development. Mr. Cohn agreed with the need to identify additional incentives for developers to provide a range of services and businesses. Mr. Bell expressed concern about whether Bellevue’s retail development is exceeding the demand. Responding to Mr. Bell, Mr. Cohn said the owner of Newport Hills Shopping Center is not interested in redevelopment at this time.

Mr. Cohn reviewed LU-22 regarding aging light industrial areas and the loss of businesses in these districts. This policy is related to LU-36 which suggests a move to office rather than light industrial development.

Mr. Eder described his draft letter to City staff proposing policies to ensure that adequate grocery stores are provided in the community. Mr. Seal noted that the availability of grocery stores is determined by the market. Mr. Keefe described planning policies in Holland that require grocery stores, elementary schools, medical offices, and other services within neighborhoods to encourage walking and bicycling. Mr. Bell feels the City cannot require grocery stores in the community. Following additional comments, Chair Bell noted Council consensus to not send the letter to staff.

Ms. Berens noted the handout (memo) regarding the amendment of policy CP-5 in the Citizen Participation Element of the Comprehensive Plan. The Planning Commission had a preliminary discussion about the amendment on April 28 and will continue its discussion on June 2. The Community Council will be updated on this issue at its July meeting. Ms. Berens responded to questions of clarification.

Ms. Burgess recalled the Community Council has been briefed several times already on the Environmental/Critical Areas Element of the plan. Ms. Berens said regulations regarding shorelines, as fish and wildlife habitat conservation areas, have been brought into the scope of the critical areas guidelines.

Turning to the Urban Design Element, Mr. Eder expressed concern that boulevard treatments proposed for Lake Hills Boulevard would allow small or no setbacks. Staff clarified that setbacks are a separate issue from the boulevard treatments. Mr. Eder maintained his opposition to boulevard treatments on Lake Hills Boulevard.

Mr. Bell is in favor of boulevard treatments for Lake Hills Boulevard.

Responding to Mr. Eder, Ms. Burgess said policy UD-56 is not new and there is no connection between boulevard treatments and setback requirements. Responding to Mr. Keeffe, she said streets are not being redesignated as part of the Comprehensive Plan update.

Mr. Eder questioned the references to the City of Seattle and Cascade Water Alliance in the Utilities Element. Ms. Burgess explained that Bellevue will continue to purchase water from the City of Seattle for several more years but is also a member of the new Cascade Water Alliance.

Responding to Mr. Eder, Ms. Burgess said radio and television facilities and equipment do not fall under the City's regulatory authority. Mr. Cohn noted the City does process permits for antennas/towers.

Ms. Burgess briefly reviewed proposed changes to the Human Services Element of the plan. Council expressed support for the amended policies.

Responding to Mr. Eder regarding policy CF-15 (Capital Facilities Element), Ms. Burgess said the siting of essential public facilities is a requirement of the state's Growth Management Act.

- (d) Quarterly Home Occupation Report (Written report only)

Mr. Bell noted the Quarterly Home Occupation Report in the Council packet.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

- (a) Floodplain Sensitive Areas

Mr. Keeffe plans to visit a stream bed he feels has been neglected by the City with Brian Ward, Storm Water Systems Engineer.

11. **NEW BUSINESS**

(a) Capital Investment Program (CIP) Open House

Following brief discussion, Councilmembers decided against presenting a formal position of the East Bellevue Community Council at the CIP open house.

Mr. Keeffe discussed his concern regarding public access along the water, particularly at street-ends. Some areas of the public right-of-way are fenced or otherwise blocked by private property owners. There was Council consensus to send a memo to Transportation staff about this issue.

12. **CONTINUED COMMUNICATIONS**: None.

13. **EXECUTIVE SESSION**: None.

14. **APPROVAL OF MINUTES**: None.

15. **ADJOURNMENT**

At 10:54 p.m., Mr. Bell declared the meeting adjourned.

Kelly Wilson for  
Michelle Murphy  
Deputy City Clerk

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